HOUSING MARKET INFORMATION

HOUSING NOW
Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

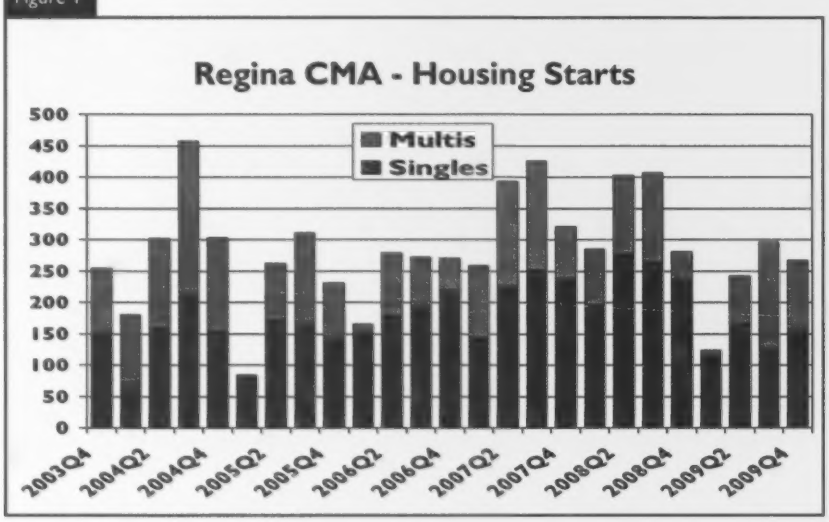
New Home Market

Regina housing starts slower in 2009

In the final quarter of 2009, Regina homebuilders started construction of 267 residential units, slightly lower than the 281 started in the closing three months of 2008. The year ended with a total of 930 starts in the capital, down from 1,375 in 2008. Builders reduced production in 2009 in order to lower the supply of housing units that accumulated from activity during 2007 and 2008.

Regina's builders started 158 single-detached homes in the last quarter, versus 238 single starts in the fourth quarter of 2008. The year concluded with 569 single starts in 2009, 42 per cent lower than the 2008 single

Figure 1



Source: CMHC

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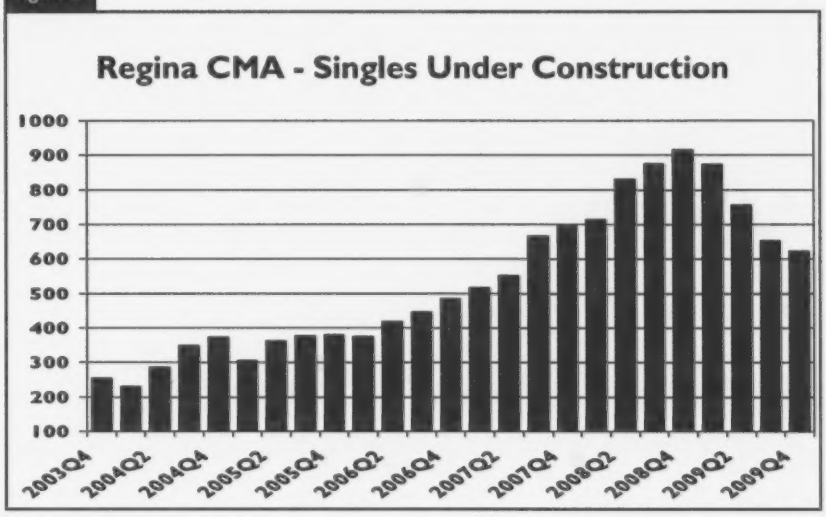
starts total. In the final quarter of 2009, there were 109 multiple housing starts, compared to 43 in the last three months of 2008. This brought total multi starts to 361 units, close to a nine per cent decline from the 2008 year-end number.

In 2009, the city of Regina captured an 83 per cent share of total housing starts for the CMA, compared to 79 per cent in 2008. The town of White City had the highest number of starts of the outlying communities with 58 units started. In terms of single units only, the city saw a 72 per cent share of starts in 2009, compared to 70 per cent in 2008 and over 80 per cent in 2006 and 2007.

Figure 2



Source: CMHC

Supply of single-detached and multi-family units declines 13 per cent

Total supply, including those units in the construction stage as well as units completed and ready for sale, fell off 13 per cent to 1,324 units at the end of the year compared to the year-end 2008 figure of 1,528. The 666 single-detached units in supply at the end of December were 30 per cent lower than a year ago. There were 658 multi-family units in supply, up 15 per cent from the 2008 year-end figure.

There were 1,175 total housing units under construction in December 2009, down 20 per cent from the final month of 2008. There were 624 single units under construction at the end of last year, down 32 per cent from the 917 single units counted in December 2008. The number of multi-family units under construction was close to the 2008 year-end figure. Most of these were apartments, with 424 under construction in December 2009, virtually the same as the December 2008 count.

The inventory of single and multiple units that were completed and unoccupied in December has increased significantly compared to the 2008 December figure. There were 42 single-detached units in inventory, up 11 per cent from December 2008. Multi-units in inventory finished the year at 107 units, the highest December number since 1990. The number of apartment units ready for sale or rent reached 98 units, while the inventory of semi-detached and row units stood at four and five units, respectively.

Single-detached absorption hits 71 units per month in 2009

At an average absorption rate for 2009 of 71 units per month, it would take the market just over 10 months to deplete the single-detached homes in supply at the end of 2009. One year earlier, the 955 single-detached homes that were in supply could sustain 15 months of demand, as the market was absorbing an average of approximately 62 single-detached units per month.

At the end of 2009, 278 multi-family units had been absorbed, up 10 per cent from the 252 units recorded at that time in 2008. Of the total multis absorbed, 42 were semi-detached, 64 were row, while 172 were apartments.

Average price of new homes up more than six per cent

The average price of single-detached units absorbed to the end of December reached $382,135, an increase of 6.2 per cent over the 2008 year-end figure of $359,795. This increase is far below the double-digit annual gains from 2005 to 2008. An abundant supply of new single-detached housing has slowed the pace of price increases.

Notwithstanding a slower increase in the average price, absorptions of homes priced in excess of $350,000 have gained market share while all price ranges less than that amount have seen declines in share. This compositional effect has helped to drive average price upward.

Resale Market

Slower price growth leads to more resales

Statistics from the Association of Regina Realtors® indicated annual sales of 3,704 units, up 10 per cent compared to 2008. The latest seasonally adjusted figures available for November indicated sales have been trending up since September 2008. Slower price growth and low mortgage rates have encouraged potential homebuyers to re-enter the market.

According to November numbers, the new listings trend was off 2.7 per cent on a seasonally adjusted monthly basis compared to October. The pace of seasonally adjusted new listings has been declining monthly since November 2008. December preliminary Board statistics show that new listings were down from 6,518 in 2008 to 6,218 in 2009. Weaker price gains have contributed to the slower rate of new listings as owners are less inclined to sell their property for equity gains.

Active listings trending down

Escalating sales and a slower pace of listings have led to a lower inventory of active listings. In December, the Board reported that active listings were down 19 per cent from the previous December.

Movement of the sales-to-active listings ratio indicates sales are moving more in line with demand. The November sales-to-active listings ratio was 25 per cent while the seasonally adjusted figure was almost 32 per cent. A sales-to-listing ratio between 25 and 35 per cent is reflective of a balanced market in Regina.

Average resale price up six per cent year-to-date

Statistics from the Association of Regina Realtors® indicated that the year-to-date average residential resale price reached just over $244,000 in December, a seven per cent increase over the 2008 year-end number. On a seasonally adjusted basis, average price has been trending up since August after price declines in April to July. Unlike the extraordinary price growth in 2007 and 2008, however, this most recent growth in average price has been in the single digits on a year-over-year basis.

In late 2008, the inventory of active listings became elevated due to an increase in new listings. This was the primary factor that slowed the rise in average price. Further, consumers resisted the extraordinary price increases that took place in both 2007 and 2008. Some factors are now supporting average price gains. Listings are declining and sales have shown an uptick, leading to a recent rise in the sales-to-listing ratio. There has been an increase in the number of sales in the higher price ranges with a corresponding decline in the number of sales in lower price ranges.

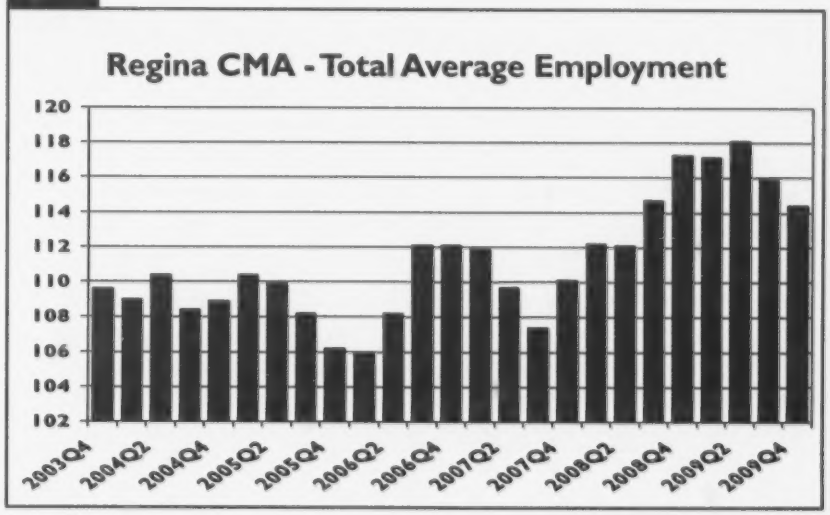
Economy

Regina economy creates more than 2,000 positions in 2009

The average level of employment in Regina grew by 1.9 per cent in 2009 with an additional 2,200 jobs, bringing the total number of employed to 116,400 persons in the Census Metropolitan Area. Full-time jobs made gains while part-time payrolls saw net losses. The seasonally adjusted unemployment rate ended the year at 4.9 per cent. The participation rate, at 69.5 per cent in December, has seen monthly declines since May 2009.

According to Statistics Canada industry specific information, construction employment remained stable in 2009, and ended the year with just over 8,200 jobs. The year ended with an unemployment rate of six per cent in construction compared to two per

Figure 3



Source: Statistics Canada

cent in December 2008.

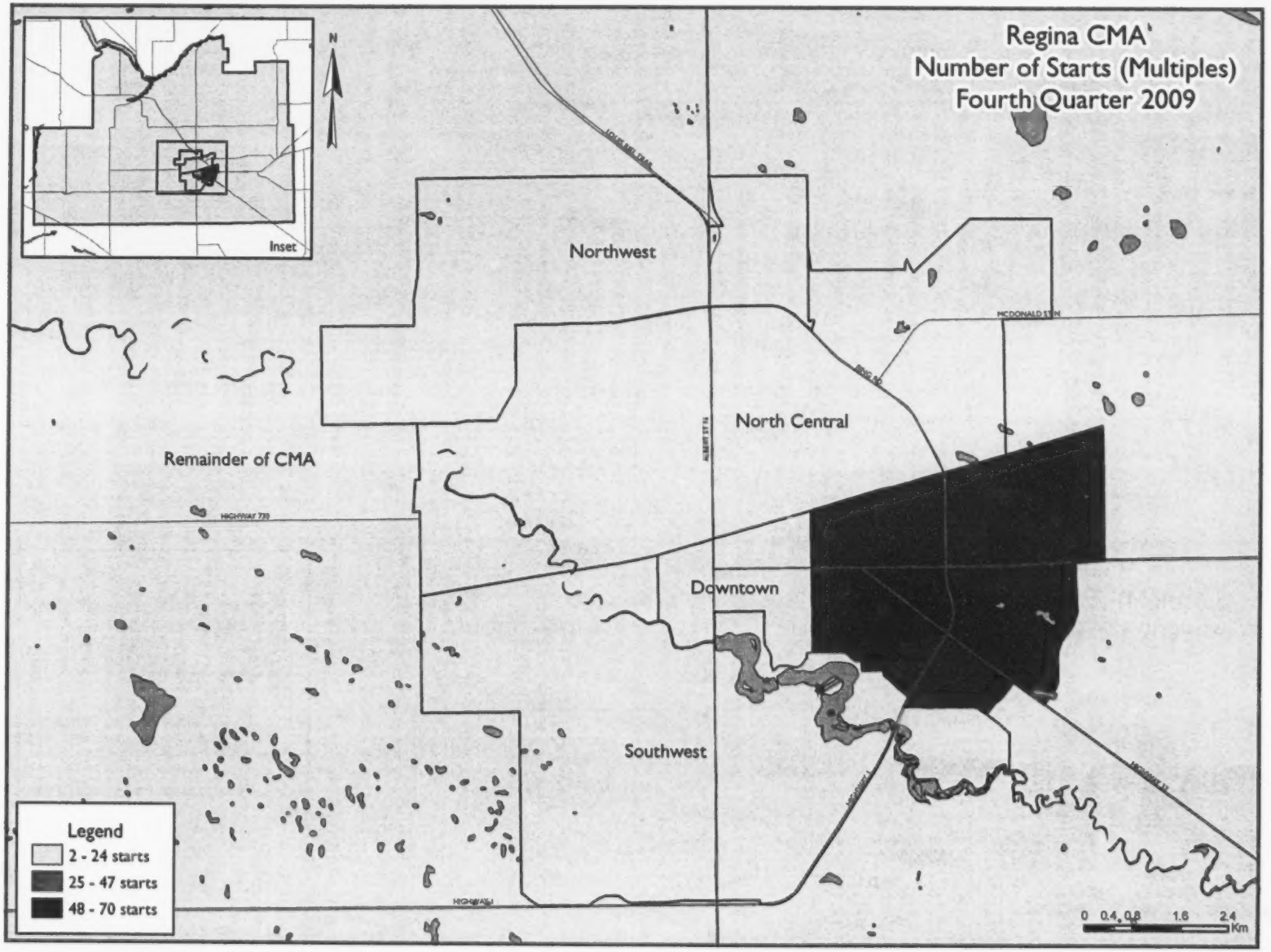
Average weekly earnings increased approximately 6.5 per cent for all industries in 2009. Weekly earnings in the goods sector saw a four per cent upswing while service sector weekly earnings experienced a seven per cent gain. Average weekly earnings in construction grew by more than 13 per cent.

Saskatchewan net migration contributed nearly ten thousand people to the provincial population through the first nine months of the year, outpacing the same period in 2008 by 14 per cent. International arrivals accounted for the majority of the total, up over 56 per cent from a year ago. Net inter-provincial migration to the end of the third quarter remained positive but declined by 38 per cent compared to the same time a year ago. Non-permanent residents also recorded net inflows, up one-third over the 2008 figure.

Residential permits down 25 per cent

There were 979 residential permits issued in the first 11 months of the year, down 25 per cent from the 2008 January to November figure of 1,302 permits. Single-detached permits declined 37 per cent from the 2008 year-to-date number of 858 permits. Multiple year-to-date permits were up three per cent to 438 permits.

The year-to-date combined value of residential and non-residential permits was up 18 per cent to the end of November. The dollar value of the permits issued in January to November this year exceeded last year's level in non-residential sectors but saw a decrease of 24 percent on the residential side. Institutional and governmental permits saw dollar value declines compared to January to November 2008 figures. Commercial dollar permits issued have more than doubled last year's performance at this time.

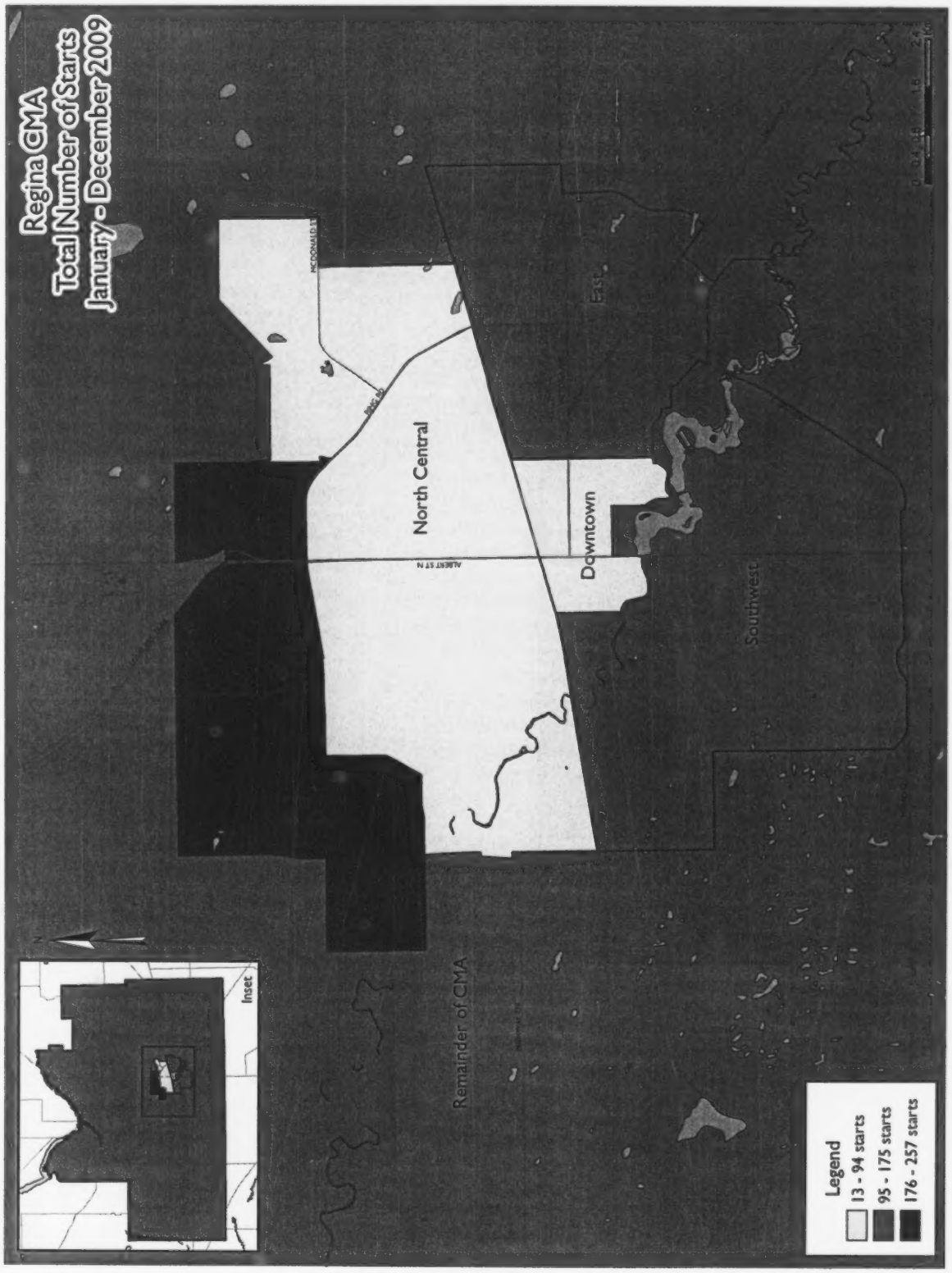

Regina CMA¹
Number of Starts (Multiples)
Fourth Quarter 2009
Inset
N
Northwest
North Central
Remainder of CMA
Downtown
Southwest
Legend
2 - 24 starts
25 - 47 starts
48 - 70 starts
0 0.4 0.8 1.6 2.4
Km

Regina CMA
Number of Starts (Singles)
Fourth Quarter 2009
Inset
N
Remainder of CMA
North Central
Downtown
East
Southwest
MCDONALD ST
ALBERT ST N
VICTORIA AVE
Legend
2 - 20 starts
21 - 38 starts
39 - 57 starts

Regina CMA
Total Number of Starts
Fourth Quarter 2009
Inset
N
North Central
Downtown
Southwest
Remainder of CMA
ALBERT ST N
MCDONALD ST
Legend
5 - 27 starts
28 - 49 starts
50 - 72 starts

Regina CMA¹
Number of Starts (Multiples)
January - December 2009
Inset
N
Northwest
North Central
Remainder of CMA
Downtown
Southwest
Legend
2 - 42 starts
43 - 82 starts
83 - 122 starts
0 0.4 0.8 1.6 2.4
Km

Regina CMA
Number of Starts (Singles)
January - December 2009
Inset
North Central
Downtown
East
Southwest
MCDONALD ST
ALBERT ST N
VICTORIA AVE
Legend
11 - 75 starts
76 - 140 starts
141 - 205 starts


Regina CMA
Total Number of Starts
January - December 2009
North Central
Downtown
East
Southwest
Remainder of CMA
Inset
Legend
13 - 94 starts
95 - 175 starts
176 - 257 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Regina CMA
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2009	158	4	0	0	35	0	0	70	267
Q4 2008	238	0	0	0	4	0	0	39	281
% Change	-33.6	n/a	n/a	n/a	**	n/a	n/a	79.5	-5.0
Year-to-date 2009	564	12	0	5	91	188	0	70	930
Year-to-date 2008	970	10	0	9	93	254	0	39	1,375
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
UNDER CONSTRUCTION									
Q4 2009	618	14	0	6	113	315	0	109	1,175
Q4 2008	905	8	0	12	123	383	0	39	1,470
% Change	-31.7	75.0	n/a	-50.0	-8.1	-17.8	n/a	179.5	-20.1
COMPLETIONS									
Q4 2009	178	4	0	8	25	161	0	0	376
Q4 2008	198	0	1	0	33	0	2	0	234
% Change	-10.1	n/a	-100.0	n/a	-24.2	n/a	-100.0	n/a	60.7
Year-to-date 2009	835	4	0	22	103	256	4	0	1,224
Year-to-date 2008	748	4	12	10	157	108	2	32	1,073
% Change	11.6	0.0	-100.0	120.0	-34.4	137.0	100.0	-100.0	14.1
COMPLETED & NOT ABSORBED									
Q4 2009	42	1	0	0	8	98	0	0	149
Q4 2008	37	0	0	1	5	14	1	0	58
% Change	13.5	n/a	n/a	-100.0	60.0	**	-100.0	n/a	156.9
ABSORBED									
Q4 2009	173	3	0	8	32	88	0	0	304
Q4 2008	195	0	1	0	33	4	1	0	234
% Change	-11.3	n/a	-100.0	n/a	-3.0	**	-100.0	n/a	29.9
Year-to-date 2009	821	3	0	23	100	172	5	0	1,124
Year-to-date 2008	727	0	1	16	154	94	1	2	995
% Change	12.9	n/a	-100.0	43.8	-35.1	83.0	**	-100.0	13.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2009	20	2	0	0	0	0	0	0	22
Q4 2008	37	0	0	0	0	0	0	39	76
South Lakeview / Albert Park									
Q4 2009	0	0	0	0	0	0	0	0	0
Q4 2008	1	0	0	0	0	0	0	0	1
South Wascana-Univerity									
Q4 2009	0	0	0	0	4	0	0	0	4
Q4 2008	0	0	0	0	4	0	0	0	4
East									
Q4 2009	39	0	0	0	16	0	0	70	125
Q4 2008	34	0	0	0	0	0	0	0	34
West									
Q4 2009	0	0	0	0	12	0	0	0	12
Q4 2008	2	0	0	0	0	0	0	0	2
Northeast									
Q4 2009	5	0	0	0	0	0	0	0	5
Q4 2008	11	0	0	0	0	0	0	0	11
Northwest									
Q4 2009	55	0	0	0	3	0	0	0	58
Q4 2008	94	0	0	0	0	0	0	0	94
Remainder of the CMA									
Q4 2009	39	2	0	0	0	0	0	0	41
Q4 2008	59	0	0	0	0	0	0	0	59
Regina CMA									
Q4 2009	158	4	0	0	35	0	0	70	267
Q4 2008	238	0	0	0	4	0	0	39	281

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2009	73	8	0	0	14	6	0	39	140
Q4 2008	59	2	0	0	14	0	0	39	114
South: Lakeview / Albert Park									
Q4 2009	9	0	0	0	0	0	0	0	9
Q4 2008	5	2	0	1	12	0	0	0	20
South: Wascana-University									
Q4 2009	2	0	0	0	15	38	0	0	55
Q4 2008	1	0	0	0	11	38	0	0	50
East									
Q4 2009	132	0	0	6	24	184	0	70	416
Q4 2008	219	0	0	11	8	177	0	0	415
West									
Q4 2009	3	0	0	0	16	0	0	0	19
Q4 2008	15	0	0	0	16	0	0	0	31
Northeast									
Q4 2009	23	0	0	0	0	33	0	0	56
Q4 2008	34	0	0	0	0	0	0	0	34
Northwest									
Q4 2009	174	0	0	0	44	54	0	0	272
Q4 2008	272	0	0	0	56	168	0	0	496
Remainder of the CMA									
Q4 2009	202	6	0	0	0	0	0	0	208
Q4 2008	300	4	0	0	6	0	0	0	310
Regina CMA									
Q4 2009	618	14	0	6	113	315	0	109	1,175
Q4 2008	905	8	0	12	123	383	0	39	1,470

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2009	16	2	0	0	0	0	0	0	18
Q4 2008	4	0	0	0	0	0	2	0	6
South: Lakeview / Albert Park									
Q4 2009	0	2	0	0	2	0	0	0	4
Q4 2008	1	0	0	0	2	0	0	0	3
South: Wascana-Univerity									
Q4 2009	0	0	0	0	3	0	0	0	3
Q4 2008	1	0	0	0	0	0	0	0	1
East									
Q4 2009	29	0	0	8	0	107	0	0	144
Q4 2008	67	0	0	0	3	0	0	0	70
West									
Q4 2009	2	0	0	0	6	0	0	0	8
Q4 2008	2	0	0	0	12	0	0	0	14
Northeast									
Q4 2009	10	0	0	0	0	0	0	0	10
Q4 2008	2	0	0	0	0	0	0	0	2
Northwest									
Q4 2009	68	0	0	0	14	54	0	0	136
Q4 2008	69	0	0	0	16	0	0	0	85
Remainder of the CMA									
Q4 2009	53	0	0	0	0	0	0	0	53
Q4 2008	52	0	1	0	0	0	0	0	53
Regina CMA									
Q4 2009	178	4	0	8	25	161	0	0	376
Q4 2008	198	0	1	0	33	0	2	0	234

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2009	11	1	0	0	0	0	0	0	12
Q4 2008	0	0	0	0	0	0	1	0	1
South: Lakeview / Albert Park									
Q4 2009	0	0	0	0	2	0	0	0	2
Q4 2008	0	0	0	0	0	0	0	0	0
South: Wascana University									
Q4 2009	0	0	0	0	2	0	0	0	2
Q4 2008	0	0	0	0	0	0	0	0	0
East									
Q4 2009	7	0	0	0	0	82	0	0	89
Q4 2008	15	0	0	1	0	14	0	0	30
West									
Q4 2009	0	0	0	0	1	0	0	0	1
Q4 2008	0	0	0	0	3	0	0	0	3
Northeast									
Q4 2009	2	0	0	0	0	0	0	0	2
Q4 2008	2	0	0	0	0	0	0	0	2
Northwest									
Q4 2009	13	0	0	0	3	16	0	0	32
Q4 2008	19	0	0	0	2	0	0	0	21
Remainder of the CMA									
Q4 2009	9	0	0	0	0	0	0	0	9
Q4 2008	1	0	0	0	0	0	0	0	1
Regina CMA									
Q4 2009	42	1	0	0	8	98	0	0	149
Q4 2008	37	0	0	1	5	14	1	0	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2009	12	1	0	0	0	0	0	0	13
Q4 2008	4	0	0	0	0	0	1	0	5
South Lakeview / Albert Park									
Q4 2009	0	2	0	0	1	0	0	0	3
Q4 2008	1	0	0	0	2	0	0	0	3
South Wascana Univerity									
Q4 2009	0	0	0	0	1	0	0	0	1
Q4 2008	1	0	0	0	0	0	0	0	1
East									
Q4 2009	34	0	0	8	0	50	0	0	92
Q4 2008	64	0	0	0	3	3	0	0	70
West									
Q4 2009	6	0	0	0	5	0	0	0	11
Q4 2008	1	0	0	0	9	0	0	0	10
Northeast									
Q4 2009	9	0	0	0	0	0	0	0	9
Q4 2008	4	0	0	0	0	0	0	0	4
Northwest									
Q4 2009	66	0	0	0	25	38	0	0	129
Q4 2008	65	0	0	0	19	1	0	0	85
Remainder of the CMA									
Q4 2009	46	0	0	0	0	0	0	0	46
Q4 2008	55	0	1	0	0	0	0	0	56
Regina CMA									
Q4 2009	173	3	0	8	32	88	0	0	304
Q4 2008	195	0	1	0	33	4	1	0	234

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Regina CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398
% Change	16.6	-33.3	n/a	-23.1	9.4	n/a	-83.3	**	41.8
2006	723	6	0	26	223	0	6	2	986
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
2005	566	8	1	6	193	70	6	38	888
% Change	-4.6	**	n/a	-50.0	-38.9	-74.5	-86.0	**	-28.5
2004	593	2	0	12	316	274	43	2	1,242
% Change	17.2	n/a	-100.0	-20.0	88.1	40.5	**	n/a	39.7
2003	506	0	1	15	168	195	4	0	889
% Change	1.2	-100.0	-75.0	**	**	93.1	33.3	n/a	36.6
2002	500	2	4	4	37	101	3	0	651
% Change	27.9	0.0	n/a	-60.0	19.4	-46.3	-25.0	n/a	4.0
2001	391	2	0	10	31	188	4	0	626
% Change	-11.5	-66.7	n/a	-41.2	-51.6	123.8	100.0	n/a	1.8
2000	442	6	0	17	64	84	2	0	615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Central	20	37	2	0	0	0	0	39	22	76	-71.1
South: Lakeview / Albert Park	0	1	0	0	0	0	0	0	0	1	-100.0
South: Wascana-Univerity	0	0	0	0	4	4	0	0	4	4	0.0
East	8	14	0	0	0	0	70	0	78	14	**
West	0	2	0	0	12	0	0	0	12	2	**
Northeast	5	11	0	0	0	0	0	0	5	11	-54.5
Northwest	55	94	0	0	3	0	0	0	58	94	-38.3
Remainder of the CMA	39	59	2	0	0	0	0	0	41	59	-30.5
Regina CMA	158	238	4	0	35	4	70	39	267	281	-5.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Central	101	60	6	2	0	14	6	39	113	115	-1.7
South: Lakeview / Albert Park	4	2	2	8	0	0	33	0	39	10	**
South: Wascana-Univerity	2	2	0	0	7	11	0	38	9	51	-82.4
East	26	128	0	0	0	0	118	0	144	128	12.5
West	4	16	2	8	16	0	0	0	22	24	-8.3
Northeast	11	36	0	0	0	0	0	0	11	36	-69.4
Northwest	201	312	0	8	52	40	0	144	253	504	-49.8
Remainder of the CMA	158	293	2	4	0	0	0	0	160	297	-46.1
Regina CMA	569	979	12	30	91	73	258	293	930	1375	-32.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	0	0	0	0	0	0	0	39
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	4	4	0	0	0	0	0	0
East	0	0	0	0	0	0	70	0
West	12	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	3	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	35	4	0	0	0	0	70	39

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	0	14	0	0	6	0	0	39
South: Lakeview / Albert Park	0	0	0	0	33	0	0	0
South: Wascana-Univerity	7	11	0	0	0	38	0	0
East	0	0	0	0	48	0	70	0
West	16	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	52	40	0	0	0	144	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Regina CMA	91	73	0	0	188	254	70	39

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	22	37	0	0	0	39	22	76
South: Lakeview / Albert Park	0	1	0	0	0	0	0	1
South: Wascana-Univerity	0	0	4	4	0	0	4	4
East	8	14	0	0	70	0	78	14
West	0	2	12	0	0	0	12	2
Northeast	5	11	0	0	0	0	5	11
Northwest	55	94	3	0	0	0	58	94
Remainder of the CMA	41	59	0	0	0	0	41	59
Regina CMA	162	238	35	4	70	39	267	281

Table 2.5: Starts by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	107	62	6	14	0	39	113	115
South: Lakeview / Albert Park	6	6	33	4	0	0	39	10
South: Wascana-Univerity	1	2	8	49	0	0	9	51
East	22	119	52	9	70	0	144	128
West	6	16	16	8	0	0	22	24
Northeast	11	36	0	0	0	0	11	36
Northwest	201	312	52	192	0	0	253	504
Remainder of the CMA	160	297	0	0	0	0	160	297
Regina CMA	576	980	284	356	70	39	930	1,375

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Central	16	4	2	2	0	0	0	0	18	6	200.0
South: Lakeview / Albert Park	0	1	4	2	0	0	0	0	4	3	33.3
South: Wascana-Univerity	0	1	0	0	3	0	0	0	3	1	200.0
East	24	41	0	0	0	0	35	0	59	41	43.9
West	2	2	6	4	0	8	0	0	8	14	-42.9
Northeast	10	2	0	0	0	0	0	0	10	2	**
Northwest	68	69	0	2	14	14	54	0	136	85	60.0
Remainder of the CMA	53	52	0	0	0	0	0	1	53	53	0.0
Regina CMA	186	198	12	10	17	25	161	1	376	234	60.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Central	56	21	4	6	0	11	0	30	60	68	-11.8
South: Lakeview / Albert Park	1	4	16	8	0	0	0	24	17	36	-52.8
South: Wascana-Univerity	0	1	0	0	3	0	0	0	3	1	200.0
East	111	188	0	0	0	0	70	36	181	224	-19.2
West	13	10	12	4	4	24	0	0	29	38	-23.7
Northeast	34	31	0	0	0	0	0	0	34	31	9.7
Northwest	285	237	6	4	58	85	114	48	463	374	23.8
Remainder of the CMA	256	149	6	8	0	0	0	3	262	160	63.8
Regina CMA	859	758	44	32	65	142	256	131	1224	1073	14.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	0	0	0	0	0	0	0	0
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	3	0	0	0	0	0	0	0
East	0	0	0	0	35	0	0	0
West	0	8	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	14	14	0	0	54	0	0	0
Remainder of the CMA	0	0	0	0	0	1	0	0
Regina CMA	17	25	0	0	161	1	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	0	11	0	0	0	0	0	30
South: Lakeview / Albert Park	0	0	0	0	0	24	0	0
South: Wascana-Univerity	3	0	0	0	0	0	0	0
East	0	0	0	0	70	36	0	0
West	4	24	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0
Northwest	58	85	0	0	114	48	0	0
Remainder of the CMA	0	0	0	0	0	1	0	2
Regina CMA	65	142	0	0	256	109	0	32

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Central	18	4	0	0	0	2	18	6
South: Lakeview / Albert Park	2	1	2	2	0	0	4	3
South: Wascana-Univerity	0	1	3	0	0	0	3	1
East	16	41	43	0	0	0	59	41
West	2	2	6	12	0	0	8	14
Northeast	10	2	0	0	0	0	10	2
Northwest	68	69	68	16	0	0	136	85
Remainder of the CMA	53	53	0	0	0	0	53	53
Regina CMA	182	199	194	33	0	2	376	234

Table 3.5: Completions by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Central	58	36	0	0	2	32	60	68
South: Lakeview / Albert Park	2	2	15	34	0	0	17	36
South: Wascana-Univerity	0	1	3	0	0	0	3	1
East	90	180	91	44	0	0	181	224
West	13	10	16	28	0	0	29	38
Northeast	32	31	0	0	2	0	34	31
Northwest	285	237	178	137	0	0	463	374
Remainder of the CMA	256	150	6	8	0	2	262	160
Regina CMA	839	764	381	275	4	34	1,224	1,073

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2009	0	0.0	0	0.0	2	18.2	0	0.0	9	81.8	11	475,000	478,111
Q4 2008	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2009	1	2.6	5	13.2	7	18.4	7	18.4	18	47.4	38	341,410	368,938
Year-to-date 2008	4	19.0	6	28.6	7	33.3	2	9.5	2	9.5	21	260,000	255,891
South: Lakeview / Albert Park													
Q4 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
South: Wascana-University													
Q4 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
East													
Q4 2009	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	479,000	495,574
Q4 2008	0	0.0	2	4.8	4	9.5	6	14.3	30	71.4	42	390,872	498,406
Year-to-date 2009	0	0.0	2	1.8	7	6.3	8	7.1	95	84.8	112	420,600	452,550
Year-to-date 2008	0	0.0	16	8.4	31	16.3	39	20.5	104	54.7	190	351,876	409,369
West													
Q4 2009	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Q4 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	5	45.5	3	27.3	2	18.2	1	9.1	11	250,000	268,621
Year-to-date 2008	2	22.2	5	55.6	1	11.1	0	0.0	1	11.1	9	--	--
Northeast													
Q4 2009	0	0.0	1	11.1	4	44.4	1	11.1	3	33.3	9	--	--
Q4 2008	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	6	18.2	16	48.5	5	15.2	6	18.2	33	289,000	292,753
Year-to-date 2008	2	6.5	9	29.0	11	35.5	4	12.9	5	16.1	31	268,000	280,030
Northwest													
Q4 2009	0	0.0	0	0.0	5	7.6	17	25.8	44	66.7	66	368,900	384,032
Q4 2008	0	0.0	4	6.2	7	10.8	17	26.2	37	56.9	65	370,000	362,235
Year-to-date 2009	1	0.3	8	2.8	32	11.0	81	27.9	168	57.9	290	364,800	373,103
Year-to-date 2008	3	1.3	8	3.5	57	25.1	76	33.5	83	36.6	227	329,495	338,857
Remainder of the CMA													
Q4 2009	4	9.1	6	13.6	6	13.6	7	15.9	21	47.7	44	325,000	346,774
Q4 2008	5	9.1	7	12.7	8	14.5	7	12.7	28	50.9	55	350,000	358,691
Year-to-date 2009	16	6.8	22	9.4	33	14.0	39	16.6	125	53.2	235	350,000	358,576
Year-to-date 2008	16	10.8	24	16.2	23	15.5	20	13.5	65	43.9	148	325,000	352,577
Regina CMA													
Q4 2009	4	2.2	10	5.6	19	10.7	27	15.2	118	66.3	178	378,153	395,927
Q4 2008	6	3.1	16	8.2	25	12.8	36	18.5	112	57.4	195	369,500	392,411
Year-to-date 2009	18	2.2	48	5.8	103	12.4	150	18.1	509	61.5	828	371,438	382,043
Year-to-date 2008	28	3.8	72	9.7	142	19.1	178	24.0	323	43.5	743	333,600	359,795

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2009						
Submarket	Q4 2009	Q4 2008	% Change	YTD 2009	YTD 2008	% Change
Central	478,111	--	n/a	368,938	255,891	44.2
South: Lakeview / Albert Park	--	--	n/a	--	--	n/a
South: Wascana-Univerity	--	--	n/a	--	--	n/a
East	495,574	498,406	-0.6	452,550	409,369	10.5
West	--	--	n/a	268,621	--	n/a
Northeast	--	--	n/a	292,753	280,030	4.5
Northwest	384,032	362,235	6.0	373,103	338,857	10.1
Remainder of the CMA	346,774	358,691	-3.3	358,576	352,577	1.7
Regina CMA	395,927	392,411	0.9	382,043	359,795	6.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Regina
Fourth Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	250	43.7	381	294	399	95.5	198,585	69.1	211,394
	February	291	16.4	331	372	453	73.1	204,459	54.8	213,598
	March	338	-3.7	317	499	486	65.2	211,962	50.8	218,278
	April	416	14.6	360	690	503	71.6	248,039	64.6	241,806
	May	356	-27.9	253	811	596	42.4	235,458	44.9	214,108
	June	302	-33.8	233	742	573	40.7	242,981	43.2	233,499
	July	266	-35.0	214	598	512	41.8	246,463	39.6	222,151
	August	254	-35.2	235	607	564	41.7	237,814	36.1	234,943
	September	282	-0.7	263	640	601	43.8	235,809	27.0	246,915
	October	231	-25.0	248	488	556	44.6	233,622	22.5	233,124
	November	178	-36.9	225	347	546	41.2	222,179	27.6	245,497
	December	174	-10.3	278	267	566	49.1	227,818	13.7	251,757
2009	January	170	-32.0	264	425	585	45.1	213,622	7.6	228,559
	February	232	-20.3	266	521	658	40.4	232,968	13.9	243,579
	March	277	-18.0	258	664	554	46.6	246,268	16.2	251,207
	April	331	-20.4	279	696	536	52.1	247,907	-0.1	239,285
	May	387	8.7	303	673	503	60.2	263,424	11.9	241,995
	June	387	28.1	301	677	486	61.9	245,097	0.9	233,429
	July	444	66.9	377	590	499	75.6	240,235	-2.5	218,872
	August	369	45.3	331	496	455	72.7	243,355	2.3	242,420
	September	343	21.6	340	459	430	79.1	242,196	2.7	251,749
	October	298	29.0	332	440	499	66.5	246,300	5.4	244,534
	November	274	53.9	339	316	480	70.6	245,753	10.6	273,870
	December	192	10.3	314	262	534	58.8	241,644	6.1	259,339
	Q4 2008	583	-25.6		1,102			228,396	22.1	
	Q4 2009	764	31.0		1,018			244,934	7.2	
	YTD 2008	3,338	-15.6		6,355			229,716	38.7	
	YTD 2009	3,704	11.0		6,219			244,087	6.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2009

		Interest Rates			NHPI, Total, Regina CMA 1997=100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	204.4	112.3	110.7	4.4	70.2	757
	February	718	7.25	7.29	218.7	112.7	111.7	4.0	70.4	754
	March	712	7.15	7.19	222.5	113.6	112.2	4.3	70.7	755
	April	700	6.95	6.99	238.3	114.4	112.5	4.3	70.7	761
	May	679	6.15	6.65	241.3	115.4	112.6	4.2	70.5	780
	June	710	6.95	7.15	242.3	116.2	112.3	3.9	70.0	799
	July	710	6.95	7.15	248.5	116.3	112.6	3.6	69.7	806
	August	691	6.65	6.85	248.5	116.4	113.2	3.8	70.1	806
	September	691	6.65	6.85	248.5	116.9	115.1	3.6	71.0	804
	October	713	6.35	7.20	248.7	116.6	116.4	4.0	71.9	801
	November	713	6.35	7.20	248.7	116.4	117.3	3.6	72.0	802
	December	685	5.60	6.75	248.7	115.6	117.3	3.6	71.8	794
2009	January	627	5.00	5.79	248.7	115.6	117	3.2	71.5	799
	February	627	5.00	5.79	250.9	116.4	117.4	3.7	71.7	798
	March	613	4.50	5.55	250.9	116.6	117.2	3.9	71.6	809
	April	596	3.90	5.25	250.9	116.2	117.1	4.3	71.8	809
	May	596	3.90	5.25	250.9	117.1	117.5	3.8	71.5	822
	June	631	3.75	5.85	250.9	118.3	118.1	3.4	71.5	826
	July	631	3.75	5.85	250.9	118.0	118.1	3.2	71.2	837
	August	631	3.75	5.85	252.9	118.0	117.1	4.1	71.1	847
	September	610	3.70	5.49	252.9	117.6	115.9	4.6	70.6	858
	October	630	3.80	5.84	252.9	117.4	114.9	5.1	70.2	872
	November	616	3.60	5.59	253.1	117.8	114.7	4.9	69.8	877
	December	610	3.60	5.49		117.3	114.4	4.9	69.5	875

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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